Bill No. Z-85-02-12

ZONING MAP ORDINANCE NO. Z-02-85

AN ORDINANCE amending the City of Fort Wayne Zoning Map No. S-10.

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. That the area described as follows is hereby designated a B-4 (Roadside Business) District under the terms of Chapter 33 of the Code of the City of Fort Wayne, Indiana of 1974:

Lots Numbered 27, 28, 29, 30 and 31 in Curdes Homewood Acres Addition

and the symbols of the City of Fort Wayne Zoning Map No. S-10, as established by Section 11 of Chapter 33 of the Code of the City of Fort Wayne, Indiana are hereby changed accordingly.

SECTION 2. That this Ordinance shall be in full force and effect from and after its passage and approval by the Mayor.

Charles B. Redd
COUNCILMEMBER

APPROVED AS TO FORM AND LEGALITY:

BRUCE O. BOXBERGER, CITY ATTORNEY

Read the first time in full and on motion by Redd, seconded by Talarico, and duly adopted, read the second time by title and referred to the Committee Regulations (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne Indiana, on ____, the ____ day of ____, 19____, at ____ o'clock ____.M.,E.S

DATE: 2-12-85. Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Redd, seconded by Stier, and duly adopted, placed on its passage. PASSED (~~LOST~~) by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT	TO-WIT:
TOTAL VOTES	7	2			
BRADBURY		✓			
BURNS	✓				
EISBART	✓				
GiaQUINTA	✓				
HENRY	✓				
REDD	✓				
SCHMIDT	✓				
STIER		✓			
TALARICO	✓				

DATE: 4-9-85 Nadejda Estark
~~SANDRA E. KENNEDY, CITY CLERK~~
Chief Deputy

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (~~ANNEXATION~~) (~~APPROPRIATION~~) (GENERAL) (SPECIAL) (ZONING MAP) ORDINANCE (~~RESOLUTION~~) NO. 3-02-85 on the 9th day of April, 19 85,

ATTEST: (SEAL)

Nadejda Estark Mark E. GiaQuinta
~~SANDRA E. KENNEDY, CITY CLERK~~ PRESIDING OFFICER
Chief Deputy

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 10th day of April, 19 85, at the hour of 11:00 o'clock A.M.,E.S.T.

Nadejda Estark
~~SANDRA E. KENNEDY, CITY CLERK~~
Chief Deputy

Approved and signed by me this 10 day of April, 19 85, at the hour of 3:00 o'clock P.M.,E.S.T.

WIN MOSES, JR., MAYOR

PETITION FOR ZONING ORDINANCE AMENDMENT

RECEIPT NO. _____

DATE FILED January 18, 1985

INTENDED USE Recreation

THIS IS TO BE FILED IN DUPLICATE

I/We Diamond Jim's, Inc.
(Applicant's Name or Names)

do hereby petition your Honorable Body to amend the Zoning Map of Fort Wayne Indiana, by reclassifying from a/an R-2/R-3 District to a/an B-4 District the property described as follows:

Lots No. 27, 28, 29, 30 and 31 in Curdes Homewood 1st Addition acres

to the City of Fort Wayne;

(Legal Descrption) If additional space is needed, use reverse side.

ADDRESS OF PROPERTY IS TO BE GIVEN:

(General Description for Planning Staff Use Only)

I/We, the undersigned, certify that I am/We are the owner(s) of fifty-one percentum (51%) or more of the property described in this petition.

(Name)	(Address)	(Signature)
RM Stetler DDS Inc Employee Pension & Profit Sharing Trust	4606 E State Fort Wayne IN 46815	Trustee

(If additional space is needed, use reverse side.)

Legal Description checked by _____
(OFFICE USE ONLY)

NOTE FOLLOWING RULES

All requests for deferrals, continuances, withdrawals, or requst that the ordinance be taken under advisement shall be filed in writing and be submitte to the City Plan Commission prior to the legal notice pertaining to the ordin being sent to the newspaper for legal publication. If the request for deferr continuance or request that ordinances be taken under advisement is received prior to the publication of the legal ad being published the head of the Plan Commission staff shall not put the matter on the agenda for the meeting at wh it was to be considered. The Plan Commission staff will not accept request from petitioners for deferrals, continuances, withdrawals, or requests that a ordinance be taken under advisement, after the legal notice of said ordinance is forwarded to the newspaper for legal publication but shall schedule the ma for hearing before the City Plan Commission. (FILING FEE $50.00)

Name and address of the preparer, attorney or agent.

(Name)	(Address & Zip Code)	(Telephone Number)
Daniel L. Roberts	4100 Columbia Ave. 46815	432-8551

COMMUNITY DEVELOPMENT AND PLANNING / Division of Long Range Planning & Zoning and (CITY PLAN COMMISSION) / Room #830, City-County Building, One Main Street Fort Wayne, IN 46802 (PHONE: 219/423-7571)

Applicants, Property owners and preparer shall be notified of the Public Hear approximately ten (10) days prior to the meeting.

RESOLUTION OF ZONING ORDINANCE AMENDMENT RECOMMENDATION

WHEREAS, the Common Council of the City of Fort Wayne, Indiana, on February 12, 1985, referred a proposed zoning map amendment to the City Plan Commission which proposed ordinance was designated as Bill No. Z-85-02-12; and,

WHEREAS, the required notice of public hearing on such proposed ordinance has been published as required by law; and,

WHEREAS, the City Plan Commission conducted a public hearing on such proposed ordinance on February 25, 1985;

NOW THEREFORE, BE IT RESOLVED that the City Plan Commission does hereby recommend that this ordinance be returned to the Common Council with a DO NOT PASS recommendation based on the Commission's following "Findings of Fact":

(1) the grant will be injurious to the public health, safety, morals, and general welfare of the community;

(2) the use or value of the area adjacent to the property included in the rezoning will be affected in a substantially adverse manner;

(3) the need for the rezoning does not arise from conditions peculiar to the property involved and the condition is not due to the general conditions of the neighborhood;

(4) the strict application of the terms of the zoning ordinance will not constitute an unusual and unnecessary hardship to this property;

(5) the grant interferes substantially with the comprehensive plan adopted under the 500 series of the metropolitan development law; and,

BE IT FURTHER RESOLVED that the Secretary is hereby directed to present a copy of this resolution to the Common Council at its next regular meeting.

This is to certify that the above is a true and exact copy of a resolution adopted at the meeting of the Fort Wayne City Plan Commission held March 25, 1985.

Certified and signed this
8th day of April 1985.

Melvin O. Smith
Secretary

Prescribed by State Board of Accounts

...E. BOYCE CO., MUNCIE, IND. GENERAL FORM NO. 35...

RECEIPT

CK #5983

COMMUNITY DEVELOPMENT & PLANNING

№ 10868

FT. WAYNE, IND., 4/8 19 85

RECEIVED FROM D. L. Roberts $ 50.00

THE SUM OF fifty and 00/100 DOLLARS

ON ACCOUNT OF rezoning RA/R3 & B4

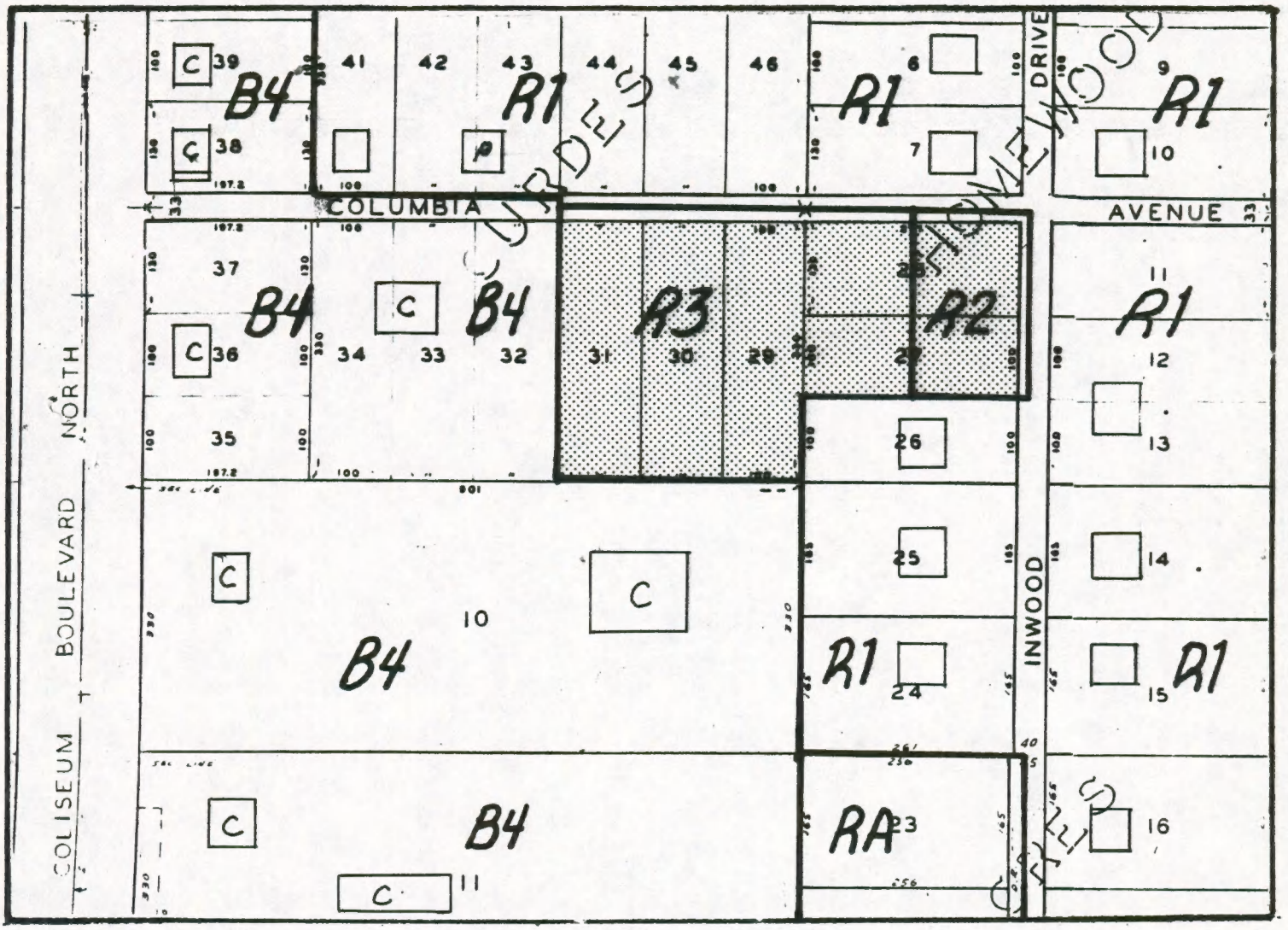
AUTHORIZED SIGNATURE

ZONING PETITION - 114

A PETITION TO AMEND THE ZONING MAP BY RECLASSIFYING DESCRIBED PROPERTY FROM AN R3/R2 DISTRICT TO A B4 DISTRICT.

MAP NO. S-10

COUNCILMANIC DISTRICT NO. 2



Zoning:

- R1 RESIDENTIAL DISTRICT
- R2 RESIDENTIAL DISTRICT
- R3 RESIDENTIAL DISTRICT
- RA RESIDENCE 'A'
- B4 ROADSIDE BUSINESS

Land Use:

- ☐ SINGLE FAMILY
- [C] COMMERCIAL
- [P] PUBLIC - SCHOOL

Bill No. Z-85-02-12

NORTH

Scale: 1"=200'

Date: 1-23-85

BILL NO. Z-85-02-12

REPORT OF THE COMMITTEE ON ~~REGULATIONS~~ committee of the whole

WE, YOUR COMMITTEE ON REGULATIONS TO WHOM WAS REFERRED AN (ORDINANCE) ~~(RESOLUTION)~~ amending the City of Fort Wayne Zoning Map No. S-10

HAVE HAD SAID (ORDINANCE) ~~(RESOLUTION)~~ UNDER CONSIDERATION AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID (ORDINANCE) ~~(RESOLUTION)~~

YES		NO
Charles B. Redd	CHARLES B. REDD CHAIRMAN	
	JANET G. BRADBURY VICE CHAIRWOMAN	Janet G. Bradbury
	JAMES S. STIER	James S Stier
Ben A. Eisbart	BEN A. EISBART	
Don J. Schmidt	DONALD J. SCHMIDT	

CONCURRED IN 4-9-85

SANDRA E. KENNEDY
CITY CLERK

Samuel J. Talarico
Mark E. Giaquinta
Thomas C. Henry

FACT SHEET

Z-85-02-12
BILL NUMBER

Division of Community Development & Planning

BRIEF TITLE	APPROVAL DEADLINE	REASON
Zoning Ordinance Amendment		

DETAILS

Specific Location and/or Address

4100 Columbia Avenue

Reason for Project

Expansion of "Diamond Jim's" amusement park.

Discussion (Including relationship to other Council actions)

February 25, 1985 - Public Hearing

Dan Roberts, developer and owner, stated they were asking for the rezoning in order to expand the present amusement park "Diamond Jim's" by adding a Water Slide. He stated the park presently consists of video games, miniature golf course, refreshment stand and an outdoor roller rink with lights and music, and a go-cart track for children 10 years and older and adults.

Mr. Roberts stated that the water slide is a new concept to Fort Wayne.

Mr. Roberts stated that the City of Fort Wayne commissioned a consulting firm from Texas to conduct a market study for the feasibility of a water park to be constructed within the city's corporate boundaries. He stated that the study showed a recommendation that a water park be built on city owned property including one 14,000 sq. ft. wave pool, one 1,200 sq. ft. kiddie pool, 5 water slides, one 750 ft. arcade building, one 400 sq. ft. refreshment building

POSITIONS	RECOMMENDATIONS
Sponsor	City Plan Commission
Area Affected	**City Wide** **Other Areas**
Applicants/ Proponents	**Applicant(s)** Daniel Roberts **City Department** **Other**
Opponents	**Groups or Individuals** Richard Ellenwood Resident - 1223 Inwood **Basis of Opposition** -detriment to area; - devalu property; noise problem; traffic congestion; unimproved streets & sewers in area
Staff Recommendation	☐ For ☒ Against **Reason Against** -adverse impact in area -undue hardship does not exis -difficult to deny other requests in this area
Board or Commission Recommendation	**By** ☐ For ☒ Against ☐ No Action Taken ☐ For with revisions to conditions (See Details column for conditions
CITY COUNCIL ACTIONS (For Council use only)	☐ Pass ☐ Other ☐ Pass (as amended) ☐ Hold ☐ Council Sub. ☐ Do not pass

DETAILS

and two changing rooms. He stated the study estimated the market area to be a 50 mile radius. It stated that 70% of all customers would live within 5 miles of the park; 25% will live within 5 and 15 miles and the remaining would live within 15 to 50 miles from the park. He stated the projected first annual attendance for the park was 93,000 people. He stated they project 75,000 patrons the 1st year. He stated they project attendance would increase 25% during the next 2 years.

He stated the water park they are proposing would include one 6,000 sq. ft. activities pool. He stated it is a non-swimming pool. He stated it will have a lily-pad walk, three cannonball drops (form of a slide). He stated they also propose a 400 sq. ft. kiddie pool.

He further stated that this type of function (amusement park) has a limited time that it is open through the year, that being the summer months. He stated the water slide area would only be used during daylight hours and would not likely be frequented when the sun goes down.

Richard Ellenwood, 1244 Inwood Drive appeared in oppostion to the rezoning request. Mr. Ellenwood stated the park already creates a traffic problem as well as a noise problem in the area, when it is open. He stated the street is undeveloped and there are no storm sewers in the area. Mr. Ellenwood stated that this type of rezoning would be a detriment to the area. He stated the street is unable to take the traffic, let alone the projected number of cars Mr. Roberts stated. He stated he does not see any need for this requested change.

Resident at 1223 Inwood stated they live directly behind the property appeared in opposition, siting the unimproved street and the noise as a detriment to the area.

Dan Roberts in rebuttal stated he was speaking with various city departments with regard to improving Inwood Avenue and have indicated they are willing to contribute to the cost of repairing the street. He stated there are other improvements needed including extending the water line. He stated that in the three years they have been open they have had only one or two calls complaining about noise. He stated they are very sensitive to the needs of the surrounding residential area.

There was no one else present who wished to speak in favor of or in opposition to the proposed rezoning.

March 4, 1985 Business Meeting

The petitioners submit a letter stating that they would be willing to amend their petition to exclude from the rezoning the easterly 130 feet of Lots 27 & 28 to provide for a buffer area. They wished only to be able to use that area for a retention pond.

The Commission deferred any action on the request to the following business meeting on March 25, 1985.

March 25, 1985 Business Meeting

Motion to deny the request for rezoning was made and carried.

POLICY/PROGRAM IMPACT

Policy or Program Change	☐ No ☐ Yes
Operational Impact Assessment	

(This space for further discussion)

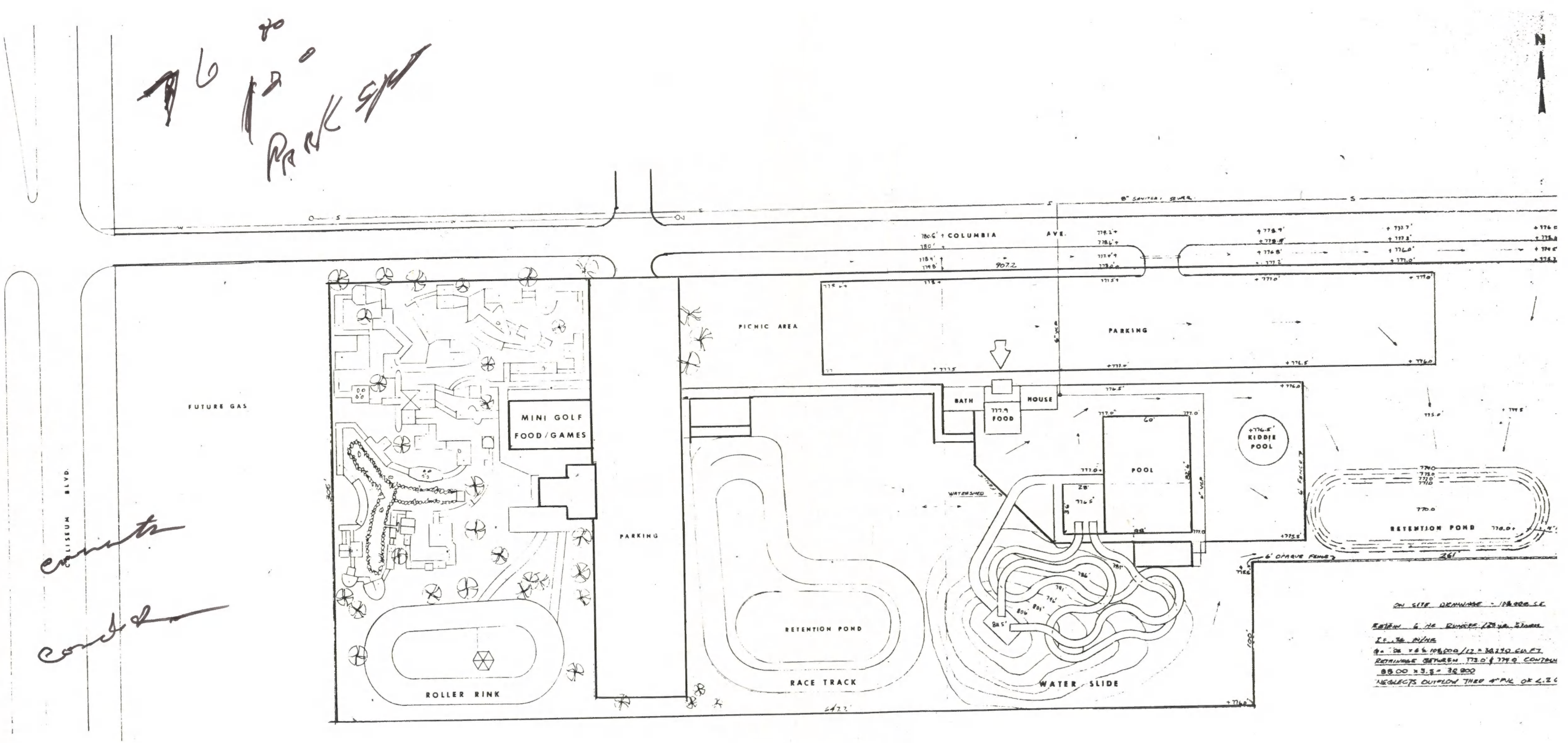
Project Start Date 1/18/85

Projected Completion or Occupancy Date 4/4/85

Fact Sheet Prepared by Date 4/4/85
Pat Biancaniello

Reviewed by Date 4/4/85
Gary Baker

Reference or Case Number



DIAMOND JIM'S INC.

A G R E E M E N T

THIS AGREEMENT, by and between DIAMOND JIM'S, INC., an Indiana corporation, DANIEL L. ROBERTS, individually, (Developer) and the CITY OF FORT WAYNE (City), made and entered into this _____day of April, 1985,

W I T N E S S E T H:

WHEREAS, the City and Developer have agreed to jointly endeavor to vacate Columbia Street between Coliseum Boulevard and Inwood Drive, Fort Wayne, Indiana; and

WHEREAS, Developer has petitioned City Plan Commission and City Council for a rezoning classification for real estate described as follows:

> Lots 27, 28, 29, 30 and 31 of Curdes Homewood Acres Addition except for the East 130 feet of Lots 27 and 28, all in Allen County, Indiana, according to the recorded plat thereof, in the Office of the Recorder of Allen County,

and

WHEREAS, the street vacation may take several months; and

WHEREAS, Developer by recorded covenant dated August 11, 1981 and recorded August 12, 1981 as Document No. 81-16530 has agreed to construct Columbia Street to City specifications upon request from City; and

WHEREAS, the parties now desire to allow Developer to continue his development but to permit the City to control the improvement of Columbia Street and the parties wish to reduce their Agreement to writing.

NOW, THEREFORE, for and in consideration of One Dollar ($1.00), other valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the parties agree:

1. Developer and City shall cooperate in an effort to vacate Columbia Street at the sole expense of Developer.

2. As part of the street vacation process, the parties acknowledge that public and private utilities must be satisfied, and a public hearing must be held. Therefore, numerous variables and problems can develope which are now unforeseeable but which may terminate the street vacation.

3. In the event that the street vacation becomes impracticable at the sole discretion of the City (Street Department) then the City shall have the right to so-notify Developer and to serve written notice on Developer that he must then construct Columbia Street in accordance with the recorded covenant described above as Document No. 81-16530.

4. Developer agrees and hereby does submit to the City of Fort Wayne its/his conditional, irrevocable, unalterable agreement to allow the occupancy permit for Diamond Jim's, Inc. recreational center on Columbia Street to be summarily without notice and without due process of law revoked and terminated.

5. In the event that Developer fails, for a period of sixty (60) working days to commence the construction project for Columbia Street as directed by the City, and as described in the notice from the City, the occupancy permit may be terminated by the City. The receipt of the notice by Developer shall be the first of the 60th days.

6. As partial consideration for this agreement, Developer acknowledges that this procedure will save him the cost of a performance bond, or an irrevocable letter of credit from a financial institution, or an escrow account controlled by the City, and, therefore, is an advantageous arrangement for Developer.

7. This agreement has been entered into following adequate time for Developer to consult with legal counsel and such other advisers as he deems necessary.

IN WITNESS WHEREOF, the parties have hereunto set their hands this_____day of April, 1985.

DIAMOND JIM'S, INC.,
An Indiana corporation

by_____

Its_____

_____
Daniel L. Roberts
Individually

BY_____

STATE OF INDIANA)
SS:
COUNTY OF ALLEN)

The foregoing Agreement was acknowledged before me, a notary public in and for said County and State, this___day of April, 1985, by Daniel L. Roberts, as_____of DIAMOND JIM'S, INC. for and on behalf of said corporation, and who, having bee- duly sworn, stated that the representations therein contained are true.

WITNESS my hand and notarial seal.

_____
Notary Public

My commission expires
_____

Resident of_____County

STATE OF INDIANA)
SS:
COUNTY OF ALLEN)

Before me, the undersigned, a notary public in and for said county and State, this_____day of April, 1985, personally appeared DANIEL L. ROBERTS individually and acknowledged execution of the foregoing Agreement, stating that the representations therein contained are true.

WITNESS my hand and notarial seal.

_____
Notary Public

My commission expires:
_____

Resident of_____County

STATE OF INDIANA)
SS:
COUNTY OF ALLEN)

Before me, a notary public, personally appeared

_____

known to me to be the_____of the City of Fort Wayne, State of Indiana, and who acknowledged execution of the foregoing Agreement for and on behalf of the City of Fort Wayne and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS my hand and seal this_____day of April, 1985.

_____
Notary Public

My commission expires
_____

Resident of_____County

Prepared by Daniel K. Leininger, Esq.
1400 Lincoln Bank
Fort Wayne, Indiana 46802
(219) 426-1300

81-016530

RESTRICTIVE COVENENT

WHEREAS, the City of Fort Wayne, through its City Plan Commission, has recommended a "DO PASS" regarding Zoning Bill No. Z-81-04-38 (AS AMENDED), and

WHEREAS, that Zoning Bill contemplates changing from B-1-B to B-4 real estate described as follows, to-wit: Lots 33 and 34 and the East 47.2 feet of Lots 35, 36 and 37 in Curdes Homewood Addition to the City of Fort Wayne according to the recorded plat thereof,

WHEREAS, the applicant agrees to bind himself to the City of Fort Wayne and its various departments, and

WHEREAS, the applicant commits such covenant to writing as follows:

The undersigned owner shall, and hereby does, covenant and bind himself, to adhere to the following covenants which shall run with the land:

1. The developer shall agree to participate in the cost of construction of the storm sewer.

2. The developer will agree to build, at his expense, the street from Coliseum Blvd., to the east property line of Lot #32.

3. The developer will agree to construct, at his expense, a sidewalk from Coliseum Blvd., to the east line of Lot #32 when sidewalks are installed on the rest of the street.

4. The developer will pay for the cost of the water main and hydrants that serve the site.

5. The developer shall agree to participate in the cost of construction of new street lighting along Columbia Avenue.

6. Covenants 1. through 5. listed above shall be complied with following written notice from the City of Fort Wayne and the decision to install or perform any of the covenants shall be at the sole discretion of the City of Fort Wayne through its appropriate department.

1981 AUG 12 AM 9:39
ALLEN COUNTY RECORDER
Virginia A Young

This covenant shall apply to the following real estate located in Allen County, Indiana, to-wit:

Lots 33 and 34 and the East 47.2 feet of Lots 35, 36 and 37 in Curdes Homewood Addition to the City of Fort Wayne according to the recorded plat thereof.

Daniel L. Roberts (Owner)

STATE OF INDIANA)
) SS:
COUNTY OF ALLEN)

Before me, the undersigned, a Notary Public in and for said County and State, this 11th day of August, 1981, personally appeared: Daniel L. Roberts and acknowledged the execution of the foregoing Restrictive Covenant. In witness whereof, I have hereunto subscribed my name and affixed my official seal.
My Commission expires 7/26/82.

Lucella M. Smith
Notary Public
A resident of Allen County

CITY OF FORT WAYNE
BY AND THROUGH ITS BOARD OF WORKS

Thomas W. Latchem, Chairman

Betty R. Collins

Betty R. Collins, Member

Roberta Anderson Staten, Member

ATTEST:

Sandra E. Kennedy
Clerk

APPROVED AS TO FORM AND LEGALITY

BY: _____
Associate City Attorney

STREET ENGINEERING

By: David Anderson
David Anderson, Engineer

STREET LIGHTING ENGINEERING

By: Ralph Fortunato
~~David Hyatt~~, Engineer

WATER RESOURCES ENGINEERING

By: Terry L. Atherton
Terry Atherton, Engineer

Dated: August 11, 1981

Prepared by J. PHILIP BURT, Attorney at Law

Edward and Theresa Harber
1223 Inwood Drive
Fort Wayne, Indiana 46815
March 31, 1985

Fort Wayne City Council
City County Building
Main Street
Fort Wayne, Indiana

We are writing this letter to let you know our stand on the future waterpark plans proposed by Dan Roberts and Diamond Jim's. This letter may be shared with the public. The waterpark would involve land that is now immediately adjacent to our home.

During the past three years since the park first opened we have found Diamond Jim's to be well kept and supervised. And we have had an open communication with Dan Roberts in the past.

Mr. Roberts' proposals for the water sports appear to be a good addition to his existing operation. We have reviewed his plans for dealing with the sound problem and we are satisfied that the project will not cause us any nuisance.

Also, we are convinced that the retention pond should be the answer to the water runoff problem.

In conclusion we are not against the waterpark plans if the addition is built in the way Mr. Roberts discussed with us on March 30, 1985.

Sincerely,

Edward T. Harber

Theresa Harber

April 2, 1985

Fort Wayne City Council
City County Building
Main Street
Fort Wayne, Indiana

This letter is written on behalf of Mr. Roberts' petition to re-zone property on Columbia Avenue adjacent to his existing project known as Diamond Jim's, Inc. (Bill No. Z-85-02-12). Insofar as Mr. Roberts has obtained support from the adjoining residential neighbor and is working with the city to resolve the traffic problems, I am willing to recommend to the City Council that Mr. Roberts' property be re-zoned to B-4 to allow construction of his proposed water facility.

Sincerely,

Melvin Smith, Member
City Plan Commission

DIAMOND JIM'S, INC.
FAMILY AMUSEMENT PARK
4100 COLUMBIA AVE. (AT BY-PASS 30)
FORT WAYNE, INDIANA 46815
TELEPHONE 219-423-4704

April 1, 1985

Captain Thomas Adams
Fort Wayne Fire Prevention
One City-County Building
Fort Wayne, Indiana 46802

Re: Vacation of Columbia Avenue between Inwood Drive and Coliseum Blvd.

Dear Captain Adams:

This letter is to serve as a confirmation of your departments' approval of the vacation of Columbia Avenue between Inwood Drive and Coliseum Blvd.

At this time we have not made a formal request to vacate the subject street.

Thank you for your consideration concerning this matter.

Sincerely,

Daniel L. Roberts

Acknowledgement

4-2-85
Date

Thomas E Adams
Captain Thomas Adams

J. PHILIP BURT
THOMAS J. BLEE
DAVID K. HAWK
DENNIS D. SUTTON
DANIEL K. LEININGER
GEORGE MARTIN
WESLEY N. STEURY
THOMAS J. FELTS
W. MICHAEL HORTON
MICHAEL T. BLEE

BURT, BLEE, HAWK & SUTTON
ATTORNEYS AT LAW
13TH FLOOR - LINCOLN BANK TOWER
FORT WAYNE, INDIANA 46802

TELEPHONE
426-1300
AREA CODE 219

March 28, 1985

RECEIVED
MAR 28 1985
Water Pollution Control Engr. Dept.
City-County Building, One Main St.
Ft. Wayne, Indiana 46802

Mr. Gary Baeten
Mr. Terry Atherton
Mr. Duane Embury
Mr. Walter Stout

City County Building - (HAND DELIVERED)

RE: Diamond Jim's Amusement and Recreation Park - Zoning Request No. 114

Gentlemen:

This past Tuesday, Diamond Jim's received a negative vote from the City Plan Commission for a rezoning request which would allow the Corporation to complete its recreational facility on Columbia Street between Inwood and Coliseum Boulevard.

Our office is making arrangements with the City Council to appeal the decision of the Plan Commission at the meeting of City Council scheduled for Tuesday, April 2, 1985.

I realize that each of you has some concern and interest regarding this project, so I invite you by this letter to attend the meeting and make any suggestions or discussions in opposition that you wish to make.

Thank you for your courtesies in this regard. I remain

Very truly yours,

J. Philip Burt

J. Philip Burt

JPB:ew 4/2/85

SANDY KENNEDY
PLEASE RELAY TO COUNCIL
WP.C.ENG HAS PELIMINARLY
APPROVED STORM & SAN
NEEDS AND CONCEPT OF
SUBJECT. WE REQUEST FINAL
DETAIL DRAWINGS SHOULD
COUNCIL APPROVE THIS REQUEST
OF Phils.

Duane
Embury

Consumers Power's Rate Request Is Cut; Many Prior Conditions Set for Any Rise

By Melinda Grenier Guiles
Staff Reporter of The Wall Street Journal

The Michigan Public Service Commission will allow Consumers Power Co. to raise its electricity rates $99 million a year for six years but only after the troubled utility fulfills a long list of conditions.

Among the requirements, Consumers Power was asked to suspend common-stock dividends until at least 1988 and to restructure and repay $1.9 billion in debts and obligations without any increase from the existing interest rates on those debts and obligations. The utility had requested a $205 million annual rate increase.

Depending on how long it takes Consumers Power to meet those conditions, the utility could face a period in which it must work out its financial problems without the help of an immediate cash infusion from higher rates. Consumers Power has said it likely will run out of money by the third quarter without such an infusion.

Even if the utility is able to meet the conditions quickly and then gets the rate increase, it still wouldn't be out of the financial woods.

Unresolved Question

Still unresolved is the question of how much of the $4 billion Consumers Power spent on its Midland nuclear plant the utility will be able to recover through future rate increases beyond the annual $99 million conditionally approved. The company halted construction at the plant last year.

The commission said it will begin deliberations in October on this question, which could take years to resolve.

Consumers Power said it was "disappointed" by the commission's decision. It said the regulators' action amounted to a "denial" because it provided far less than the $205 million it sought and because the panel refused to approve any increase until after the conditions were fulfilled.

The conditions "are very complicated" and will take time to respond to, a company statement said. A Consumers Power spokesman said management expects to begin considering early this week how the company will comply with the commission's ruling.

Michigan's attorney general, Frank Kelley, who has opposed any rate increase, said he plans to appeal the commission's decision in court.

Consumers Power already is working on or has taken action on a number of issues raised in the commission ruling. For example, the company last October eliminated the dividend on its common shares. And Consumers Power has been talking since last fall with its approximately 80 banks to restructure its $1.2 billion in debt with them.

Banks on Sidelines

As previously reported, those banks have been reluctant to renegotiate payment schedules until they saw how much of a rate increase the commission was willing to authorize. It couldn't immediately be determined whether the $99 million a year would be sufficient to satisfy the banks.

Banks also had been pressuring Consumers Power to omit dividends on preferred and preference stock, which total about $120 million a year. But the commission didn't make that one of the conditions for the rate increase. Ernest Liu, senior utility analyst with Goldman, Sachs & Co., said the utility should continue paying those dividends "to keep somewhat accessible to the capital markets."

The commission ruling also asked the utility to reduce construction expenditures by a total of $280 million over the six-year period, and to cut other operations and maintenance expenditures by $220 million. Also, Consumers Power is to raise $60 million from a profitable oil and natural-gas unit and sell portions of the company's service territory for $15 million.

Consumers Power also must certify that it won't file for bankruptcy-law protection during the six years of the rate increase and promise that it won't resume construction on the Midland reactor or spend any money on the project without commission approval.

The company's current financial problems stem from its decision in 1967 to build the reactor. The original cost was to have been about $267 million, but opposition from consumer and industrial groups, along with construction and regulatory delays, drove up costs until Consumers Power finally halted the project last summer.

Dow Chemical Reduces Methylene Chloride Prices

MIDLAND, Mich.—Dow Chemical Co. said it reduced U.S. list prices for all grades of methylene chloride 12% to 35%, effective last Monday.

The new list price for full tank-truck shipments is 26 cents to 27 cents a pound. New truckload drum prices are 33 cents to 34 cents a pound.

Dow said it cut prices because of competition. Before the price cut, Dow had been discounting some list prices by five cents a pound.

TABLE OF CONTENTS

History of the Waterpark Industry

Fort Wayne Metropolitan Market Area

Subject Property

Market Data

Photographs

PROPOSED WATERPARK
DIAMOND JIM'S, INC.
4100 Columbia Ave.
Fort Wayne, Indiana

HISTORY OF THE WATERPARK INDUSTRY

In 1971, Dick Croul began construction on a 185-site campground in the Sierra foothills of northern California about 75 miles from Lake Tahoe. The campground included a man-made five acre lake with an island in the middle. Among the many problems associated with the project, Dick was faced with what to do with the dirt being scooped from the lake bottom. Immediately his mind went back to the time he and his wife, Jane, had vacationed in Hawaii and saw various waterfalls and natural rock chutes where people could slide down. That memory precipitated the first commercial waterslide in America. Within a few short weeks, campers were sliding down a 350' steel reinforced concrete waterslide into the man-made lake. The problems of utilizing the excess mound of dirt, along with the trials and tribulations related to the construction of the world's first man-made flume, resulted in the creation of the waterpark industry.

Other early waterslide pioneers constructed projects in the Smokey Mountains in Gatlinburg, Tennessee and Myrtle Beach, South Carolina, designing, engineering and constructing poured concrete flumes which resulted in unpredictable slides, either too slow, too fast, too inconsistent, and in some cases, unsafe. The first major industry to adapt the waterslide concept was Walt Disney World's River Country at Orlando, Florida. River Country utilized the revolutionary fiberglass flume which soon became the standard in the industry because it provided a more consistent, predictable and safe ride. After River Country opened, many fiberglass fabricators jumped into the flume manufacturing business. Those entrepreneurs included Technetic Industries, Water Forms, Alpine Recreation and Surf Coaster, to name just a few. There are currently over 600 waterslide facilities operating in the United States, approximately 50 in Canada, and perhaps more than another 50 around the world.

In 1977, the first water-oriented amusement park was opened by Mr. George Millay, developer of the Sea World Marine Life Parks, located in Orlando, Florida. The waterpark was called Wet 'n Wild. By 1983, Wet 'n Wild had become the 4th largest major attraction in the state registering an estimated 900,000 admissions that year. The waterpark featured traditional waterslides, tube rides, activity pools, wave pools and a variety of children's activities.

Following on the heels of Wet 'n Wild's success, other waterparks entered the field. The World Waterpark Association recently reported that there are currently 24 operating major waterparks and estimated that number will grow to about 200 by 1993. These parks will be located in nearly every major metropolitan community within the continental United States.

As the industry continues to grow and mature, the demand for new rides and other water activities will also continue to accelerate. Although warm weather is necessary for the successful operation

of the waterpark, the typical operating season is from Memorial Day to Labor Day, regardless of its location. This operation period is due to the availability of college-age employees and the traditional time when the children are out of school for the summer. At best, a sun belt location will add 10 to 15 percent to the number of days of operation. Many successful waterparks are now found in Washington, Oregon, Wisconsin, Michigan, several New England states and Canada.

Today, water activities are designed to be safer than their predecessors while offering the ultimate thrill and excitement unlike other mechanical attractions. Many waterparks are now being developed on a smaller scale in communities with population densities fewer than large metropolitan areas. These parks are more compact due to high land costs and better utilization of multiple use attractions. This new development trend will provide exciting water-related activities in smaller communities around the country. Given the ongoing innovation and design of waterpark attractions, the future holds great promise for new designs of present concepts and brand new attractions never before conceived. For this reason, the waterpark industry is here to stay.

FORT WAYNE METROPOLITAN AREA

In 1983, only a year after the almost devasting loss of the area's largest employer, Fort Wayne was named an All-American City and the 18th most livable in the country by the U.S. Conference of Mayors and Philip Morris. Today, the city of 175,000 is enjoying national attention for its economic resurgence. The Fort Wayne area Chamber of Commerce states a total of 9,494 jobs have been created in 1983 and 1984, nearly offsetting the 10,000 jobs lost by International Harvester in 1982.

In the early days of Fort Wayne's history, the city gained prominence because of its unusual waterway system. Two primary rivers, the St. Mary's and St. Joseph Rivers converge to form the Maumee, thereby creating a hub connecting the Great Lakes with the Mississippi Valley. Today, Fort Wayne's strategic location, combined with an excellent highway system, places the community within an overnight drive with one-third of the nation's population. The city is only 120 miles from Indianapolis, 155 miles from Chicago, 155 miles from Detroit and 157 miles from Columbus, Ohio.

POPULATION DEMOGRAPHICS

Fort Wayne metropolitan population is currently 355,200 and ranks 117th in the nation. The metropolitan area includes Allen, DeKalb and Whitley counties. A 1980 United States Census revealed that the median age of Indiana residents was 30.7 years. In 1983, the population of children ranging in ages between 6 and 17 years, within metropolitan Fort Wayne, totaled 66,300. Children under 6 years old was 35,900. The City of Fort Wayne recently concluded a study of Allen County and predicted a growth of 5.6 percent from 1980 to the year 2000. Although it appears that Fort Wayne's growth has reached a mature level, it will, in fact, remain the undisputed center of the region.

BUSINESS AND INDUSTRY

For many years, Fort Wayne has enjoyed the reputation of being host to many Fortune 500 companies. Among those include Magnavox, General Electric Company, Lincoln National Life Insurance Company, General Telephone Company of Indiana, North American Van Lines, Essex Group, B.F. Goodrich, Dana Corporation and Central Soya. In 1982, the city suffered one of the worst economic disasters of its history when its largest employer, International Harvester, announced that it was leaving the city. Coupled with a major flood and national recession, the community was struggling for its own survival.

The New York Times stated that Fort Wayne was a victim of its "rust bowl" location. Armed with a new economic development package, a reorganized Chamber of Commerce with a budget of over nine million dollars for economic development and other incentives, the city began an economic turnaround that drew national attention. Within

the next few months, the Fort Wayne area began to see the creation of many new jobs, attractive financial packages presented to major industrial and high-tech industries, and a streamlined city hall which provided whatever assistance necessary to expedite economic development. The results were impressive. Between 1985 and 1987, the county expects to see more than $575 million dollars spent on improvements including a $500 million dollar General Motors truck manufacturing plant generating 3,000 jobs when completed.

EMPLOYMENT

In August, 1983, 158,900 people were employed in the Fort Wayne metropolitan area. Though down from its 1979 peak of 185,200, the city has showed a marked increase in job opportunities. The Chamber of Commerce reports that new jobs are springing up faster than they had earlier hoped. In August, 1984, total employment rose to 163,900, an increase of 5,000 jobs. The U.S. Department of Commerce reports that Fort Wayne's area economy should, on the whole, do better this year than they did in the previous year. The local region will be positively affected by national trends which include improvement in manufacturing shipments, auto sales, auto parts sales, trucking, life insurance and farming (including Indiana's two leading cash crops: corn and soy beans). To further boost the growth in employment, the city has created "not for profit" corporations to build buildings and lease the property to large corporations at below market rents as well as creation of a city-owned high-tech industrial park in order to attract computer and electronic industries. These local efforts, coupled with assistance from the State of Indiana, have established strong incentive programs to assure the continued growth in development of Fort Wayne.

LIFESTYLES

Fort Wayne's recent award as an All-American City and the 18th best place to live in America nearly speaks for itself. Cultural, sports, entertainment and recreational activities are abundant in the metropolitan area. For example, the Fine Arts Foundation includes the Theatre for Performing Arts, Philharmonic Orchestra, Festival Music Theatre, Civic Theatre, Fort Wayne Ballet Company, Community Concert Series and Art School in its membership. Additionally, the Fort Wayne Children's Zoo and African Veldt is one of the most outstanding small zoos in the country. Several national awards have been given to the Fort Wayne Parks Department for its 78 beautiful public parks and grounds covering 1,900 acres. Within a 50-mile radius are 300 lakes ranging in size from a few acres to nearly 4,000 acres.

The downtown Fort Wayne area is also seeing an extensive facelift. In January, 1985, the new 96,000 sq. ft. Grand Wayne Convention Center was opened. Adjacent to the convention center will be a 250-room Hilton Hotel which is scheduled to begin operation late 1985. The city recently completed a downtown pedestrian mall to encourage downtown development and improve the flow of public

transportation in the central business district. Along the pedestrian mall is a proposed development called the "Courtyard" which will connect several large buildings creating an alley mall for downtown retail and office usage. The completion of the Botanical Gardens provides Fort Wayne with a natural showcase featuring over 20,000 sq. ft. of rare and exotic plants from around the world. This project, along with Fort Wayne's new Art Museum, the Performing Arts Center and the outdoor flower garden and park called Freimann Square, provides a variety of cultural opportunities you might expect to find in a larger city. Sports activities include the home of the Fort Wayne Komets professional hockey team.

Glenbrook Square, located in northwest Fort Wayne, is the largest regional shopping center in Indiana with more than 1.2 million sq. ft. and 185 stores. Fort Wayne's Baer Field Airport is served by Delta, United, American, Air Wisconsin and Piedmont Airlines. Nearly 400,000 passengers travel in and out of Fort Wayne each year. The airport has two instrument runways presently and is planning to expand a third runway to accommodate larger airplanes.

Fort Wayne averages approximately 35" of precipitation annually ranging from an average of 2" in February to 4" in May, June and July. A typical daily winter temperature ranges from 17 to 36 degrees and the average daily summer temperature ranges from 60 to 85 degrees. Fort Wayne's cost of living index is quite favorable; only 92.1 on an average price of 100 for all items. Along with consistently low medical costs, a large selection of eating establishments, excellent educational facilities and a variety of churches, Fort Wayne offers an appealing lifestyle for everyone.

FUTURE

Fort Wayne has obtained an enviable record. The consistently high quality of life combined with aggressive private and public efforts, maintain a strong economic base indicating the community is strong and healthy. To provide for the future, the city has established the largest municipally-owned water utility in Indiana. Other primary utilities are served by Northern Indiana Public Service Company and Indiana & Michigan Electric Company, a subsidiary of the American Electric Power Company. A recent study by the Midwest Research Institute of Kansas City, Missouri, estimates that 13,559 people are employed in high technology in the Fort Wayne metropolitan area. The city leaders are seeking further ways to encourage additional high-tech industries to the community and are providing a variety of incentives to obtain quality businesses. These efforts, coupled with the development of a variety of other related businesses surrounding the development of a new $500 million General Motors truck assembly plant, create a positive climate giving further assurance that metropolitan Fort Wayne will continue to grow and thrive for years to come.

Other major activities within the Fort Wayne area include the expansion of the ITT Aerospace/Optical Division adding nearly

550 new jobs to manufacture the Army's new field radio, the relocation of General Electric Aircraft Engine Electronic Control Division to Fort Wayne realizing a net gain in employment of 250, and the construction of a new Fasson plant, a division of Avery International, to manufacture pressure-sensitive labels, adding another 150 jobs to the community.

The future downtown development plans include the conversion of the former L S Ayres building into the "Centrium", a 240,000 sq. ft. retail and office facility. Several economic research consultants generally agree that the arrival of General Motors to the community will probably result in attracting a variety of auto-related suppliers and industries. This "domino" effect will spin off additional retail, financial and professional services. As the community tends to strengthen and grow, Fort Wayne will become more firmly planted as a major metropolitan community located in the heart of the east north-central United States.

SUBJECT PROPERTY

Diamond Jim's was conceived in 1982 as a family amusement park and was designed to provide family entertainment and recreational activities to the Fort Wayne community. The park was originally developed on a 1.7 acre tract of land in northeast Fort Wayne at 4100 Columbia Avenue. It consisted of two (2) 18-hole resort-type miniature golf courses nestled in an attractive "Old West" environment. The park featured many rustic attractions to provide a pleasant atmosphere for its customers. In 1983, Diamond Jim's expanded its operation to include a 2,400 sq. ft. "saloon-type" building which included a video game room, ice cream parlor and miniature golf admission area. That year just over 44,000 customers enjoyed miniature golf, video games and refreshments in a relaxing, western-styled atmosphere. Further expansion in 1984 included a 600' long grand prix go-cart track and outdoor roller skating park complete with lights and music. Attendance that year increased to over 63,000 people. Originally the park was designed to appeal primarily to the local community, but it was soon discovered that many customers came from the surrounding counties, including northwestern Ohio.

Not satisfied to rely on past success during the last two years, Diamond Jim's decided to undertake a more aggressive expansion for 1985. In evaluating various attraction alternatives, the waterpark concept appeared most viable because of several factors. First, Fort Wayne has maintained a strong interest in swimming and water-related activities. Evidence of this fact is seen in the two Olympic gold medal swimmers which came from Fort Wayne in the last ten years. Secondly, the waterpark industry has not yet entered the Fort Wayne metropolitan area. To date, the closest operating waterslide available to the general public is near Noblesville, Indiana, which presently includes two flumes erected on a wooden trestle system in a park known as 3-J Recreation. Other amenities of the park include a go-cart race track, driving range and concession area. Other waterslides located in Indiana include Boogie Mountain, a two-flume concrete slide operation in in downtown Indianapolis and a small two-flume slide located in France Park, just west of Logansport, Indiana.

In the fall of 1982, the City of Fort Wayne commissioned the consulting firm of William A. Haralson & Associates to conduct a Market Feasibility Study for a waterpark to be located within the city's corporate boundries. The results of the study revealed the recommendation of a waterpark to be built on city-owned property including:

- One (1) 14,000 sq. ft. Wave Pool
- One (1) 1,200 sq. ft. Kiddie Pool
- Five (5) Waterslides
- One (1) 750 sq. ft. Arcade Building
- One (1) 400 sq. ft. Refreshment Facility
- Two (2) Changing Rooms

- The study also estimated the market area to be a 50-mile radius. Within the market, 70 percent of all customers will live 5 miles from the park, 25 percent will live between 5 and 15 miles from the park and the remaining 5 percent will live from 15 to 50 miles from the park.

The projected first year annual attendance was estimated at 93,000 people. As the waterpark matured and became more widely known, attendance was expected to increase 25 percent during the next two years of operation, thereby reaching a mature attendance level of 117,000 patrons each season.

Diamond Jim's Waterpark will include one (1) 6,000 sq. ft. activities pool, two (2) 400' long waterslides, one (1) 1,200 sq. ft. kiddie pool, bathhouse, concession area, first aid room and admissions booth. A new parking lot will provide an additional 94 parking spaces.

Unlike traditional municipal pools, the new activities pool will emphasize non-swimming activities. The pool will include a "Lilly Pad" walk where customers will attempt to walk across a number of covered rubber tubes which are secured to the pool floor. Other activities include three different "Cannonball" drops for bathers to slide through exiting over the water at a heighth of approximately 9 feet.

The kiddie pool is designed to introduce small children to water activities without the fear of deep water. The pool will feature a large "turtle" shaped slide and 8' diameter rainfall. Since there is no ledge in the kiddie pool, small children will be able to enter and exit as they please.

Waterslides remain the most popular attraction at all waterparks. For this reason, Diamond Jim's will provide two exciting 400' long rides featuring 360 degree turns and tunnels. The waterslide will be manufactured by one of the largest waterslide manufacturers in the world with an excellent record for building a safe ride.

The bathhouse and concession area will feature an "Old West" theme similar to the rest of the park. The rustic appearance and rich landscaping will provide the necessary ambiance for attracting customers to the park.

NEWS-SENTINEL 1-7-84

Candidates for growth . . .

Here are nine industries that the Commerce Department has picked as "growth leaders" for the 1980s. Growth is measured by annual percentage increases in shipments.

Industry	'83 growth rate	'84 growth rate
Computer software and services	19.6	25.0
Electronic computing equipment	15.0	18.0
Electronic components	15.0	17.0
Radio, TV communications equipment	8.6	9.5
Medical instruments, supplies	5.8	7.3
Pulp and paperboard mills	7.1	6.1
Sporting and athletic equipment	5.3	6.2
Greeting cards	5.5	6.0

. . . and for hard times

Eight industries were identified as ones that will remain well below pre-recession levels for total shipments.

Industry	'83 growth rate	'84 growth rate
Construction machinery	-7.8	5.0
Tobacco products	-9.0	-2.8
Leather and leather products	-1.0	-1.5
Textile machinery	-4.6	3.1
Farm machinery	-7.8	4.1
Metal-forming machinery	-36.3	6.3
Nonferrous metals	9.7	6.5
Metal-cutting machine tools	-50.9	13.5

Area's economic forecast: rosy

By CHARLES GREEN
Of Our Washington Bureau

WASHINGTON — From soybeans to auto parts, the components of the Fort Wayne area's economy should — on the whole — do better this year than they did in 1983, according to government forecasts.

In the manufacturing sector, 87 percent of industries nationwide will increase shipments in 1984, the Commerce Department predicts.

Auto sales — a key economic barometer for the auto-related businesses in Northeastern Indiana —are expected to increase by 11 percent this year. The Commerce Department predicts domestic car production will jump from 6.9 million units in 1983 to 7.7 million units in 1984.

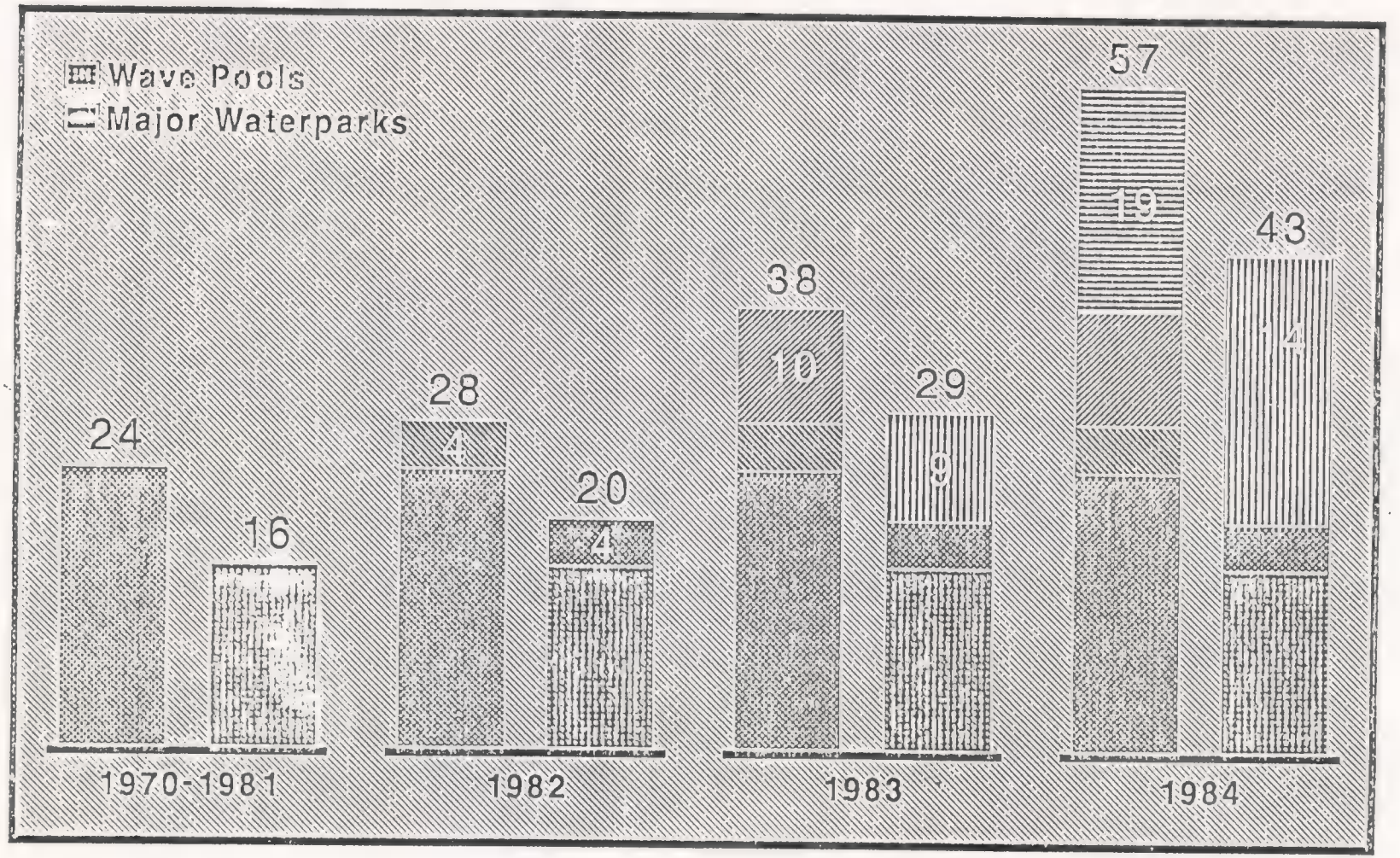
The outlook for the auto parts industry is the most promising in the last five years, the government said. However, the industry is still not expected to return to the levels of the late 1970s.

A modest improvement is expected for the trucking industry, which experienced slow growth last year after bottoming out in 1982. Industry traffic, measured in cargo ton-miles, increased 6 percent last year and is expected to increase 5 percent in 1984, the government said.

For the life insurance industry, the government is forecasting continued growth this year, with new life insurance purchases up by at least 10 percent and premium income up 4 percent.

For corn and soybeans, Indiana's two leading cash crops, the outlook is promising. The price for corn is expected to average between $3.40 and $3.80 a bushel this year, compared to last year's $2.65. Average soybean prices are forecast at $8.50 to $9.50 a bushel, up from $5.57 last year.

U.S. Wave Pools and Major Waterparks



INTER-CITY COST OF LIVING INDEX, SECOND QUARTER, 1984

City and State	All Items Index	Grocery Items	Housing	Utilities	Trans-portation	Health Care	Misc. Goods and Services
Phoenix, AZ	105.5	96.5	113.9	97.3	102.3	120.3	105.4
Jonesboro, AR	91.6	100.4	79.7	107.2	81.2	85.2	95.6
San Diego, CA	113.3	96.1	156.0	85.1	113.9	118.6	100.7
Denver, CO	109.0	104.0	144.2	73.1	111.5	105.1	98.9
Miami, FL	109.1	92.7	114.9	117.8	108.5	120.5	108.5
Rockford, IL	100.9	96.9	89.6	114.8	100.1	105.7	105.5
Fort Wayne, IN	93.4	99.4	89.0	91.0	94.3	87.6	94.9
Indianapolis, IN	99.3	96.3	102.8	105.0	107.8	92.8	94.4
Louisville, KY	96.7	101.6	83.9	101.3	106.0	102.4	96.3
Shreveport, LA	106.6	99.3	125.0	110.9	97.7	92.1	102.9
Baltimore, MD	112.1	103.6	117.1	137.2	103.9	111.6	107.7
Lansing, MI	103.7	100.1	109.9	85.5	112.2	120.4	100.4
St. Paul, MN	102.8	90.0	113.2	100.3	110.7	107.8	98.7
St. Louis, MO	100.0	94.5	101.0	96.0	102.4	105.8	101.5
Omaha, NE	95.9	96.3	89.5	117.3	95.4	86.0	95.1
Newark-Elizabeth, NJ	113.1	108.9	135.6	106.4	103.7	122.1	103.4
Buffalo, NY	100.0	104.4	89.9	117.8	108.6	94.3	95.8
New York, NY	138.3	111.9	163.1	201.1	125.3	139.4	117.5
Charlotte, NC	97.1	94.2	102.9	90.8	97.4	103.4	95.3
Columbus, OH	105.4	101.8	104.7	119.6	109.2	114.0	99.1
Tulsa, OK	104.1	103.0	108.1	100.0	101.4	104.5	104.2
Houston, TX	111.1	104.8	116.4	122.9	109.9	106.2	108.2
Green Bay, WI	97.0	93.9	101.5	91.0	106.9	84.9	96.2

Source: American Chamber of Commerce Researchers Association, Cost of Living Indicators, Second Quarter, 1984.
*Based on the U.S. average for all cities included in the report. The average price equals 100.0.

Existing Restaurant/Video Game Building

Existing Miniature Golf Course
(one of two (2) courses)

Existing Outdoor Roller Skate Park

Existing Grand Prix Go Kart Track

Proposed Activities Pool & Kiddie Pool

Similar Waterslide configuration

Admn. Appr. _____

ORIGINAL

DIGEST SHEET

ORIGINAL

2-85-02-12

TITLE OF ORDINANCE Zoning Ordinance Amendment

DEPARTMENT REQUESTING ORDINANCE Land Use Management - CD&P

SYNOPSIS OF ORDINANCE Lots 27, 28, 29, 30, & 31 in Curdes Homewood Acres Addition.

EFFECT OF PASSAGE Property is now zoned R-2- Two Family Residential and R-3 - Multi-Family Residential. Property will become B-4 - Roadside Business.

EFFECT OF NON-PASSAGE Property will remain R-2 & R-3.

MONEY INVOLVED (Direct Costs, Expenditures, Savings)

(ASSIGN TO COMMITTEE (J.N.)